

**ARIZONA STATE LAND DEPARTMENT  
URBAN PLANNING PERMIT: 47-111563**

**TASK I-D-3  
FINAL EXISTING CONDITIONS  
MAPS AND REPORTS  
FOR  
HOUGHTON ROAD CORRIDOR**

**(11,835 ± Acres; Sections 1, 2, 11-14, 23-25, 33-36, T15S, R15E;  
Sections 7, 18-19, 29-32, T15S, R16E;  
Sections 1-4, 10-12, T16S, R15E;  
Sections 5-8, T16S, R16E)**

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WP# 073154

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## **EXECUTIVE SUMMARY**

This report represents a Final Existing Conditions Maps and Report, prepared by Wood, Patel & Associates, Inc. (Wood/Patel), under contract to Westcor for a parcel of land ("Site") located in southeast Tucson, Arizona that is currently owned by the Arizona State Land Department (ASLD).

This assessment provides a summary of existing infrastructure, easements, developments, flood zones, and development zones within and adjacent to the proposed development area. It also provides a summary of the biological and geological conditions for the proposed development area. The following is a list of the data provided:

- Wet Utilities
- Dry Utilities
- Roadway
- Surrounding landuse and zoning
- Davis-Monthan Air Force Base Noise Control Districts and Approach/Departure Corridors
- FEMA Flood Zone Data
- Drainage Patterns
- Easements
- Jurisdictional Delineation and Riparian Wash Value
- Tucson Wash Ordinance
- Saguaro Densities
- Wildlife Data
- Cultural Resource Data
- Native Plant Protection Zone 3 Data
- Geological and Soils Data
- Congestion and Traffic Data
- Proposed and Approved Roadway Improvements

## CONCLUSIONS AND RECOMMENDATIONS

The following is a list of topics included within this report, whether they are present or not present onsite as reported by other consultant's reports, and which report can be referenced to find detailed information on the particular topic.

- *Task I-B-1 Preliminary Dry Utilities Assessment*, by Utility West, LLC, June 27, 2008.
  - Electric power generation - Not Present
  - Electric power distribution - Present
  - Telecommunication lines - Present
  - Natural gas - Present
- *Task I-B-2 Preliminary Soils, Minerals, and Geology Assessment*, by Terracon, July 25, 2008.
  - Soils with potential swell characteristics - Present
  - Aggregate construction materials - Present
- *Task I-B-3 Preliminary Regional Transportation Facilities Report*, by Jacobs Carter Burgess, July 10, 2008.
  - Planned roadways - Present
  - Planned interchanges - Present
  - Planned Public transportation - Present
  - Issues and Opportunities - Present
- *Task I-B-4 Regional Water and Wastewater Assessment*, by Wood, Patel, & Associates, Inc., June 24, 2008.
  - Existing Potable Water - Present
  - Existing Reclaimed Water - Present
  - Existing Wastewater - Present
- *Task I-B-5 Existing Conditions Drainage Analysis and Report*, by Wood, Patel, & Associates, Inc., July 18, 2008.
  - Existing 100-year floodplains - Present
  - Proposed 100-year floodplains - Present
  - 100 cfs washes - Present

- *Task I-C-3.3 Jurisdictional Delineation Field Survey Report*, by EcoPlan Associates, August 25, 2008.
  - Proposed jurisdictional Section 404 washes - Present
  - Mule deer evidence - Present
  - Javelina evidence - Present
  - Coyote evidence - Present
- *Task I-C-4 Preliminary Archaeology Records and Literature Review*, by Jacobs Carter Burgess, June 19, 2008.
  - Cultural Resource Sites - Present
- *Task I-C-5.3 Lesser Long-nosed Bat Evaluation*, by EcoPlan Associates, June 23, 2008.
  - Lesser Long-nosed bat roosting site - Not Present
  - Lesser Long-nosed bat movement corridors - Present
  - Saguaro Density Zones - Present
- *Task I-C-5.4 Technical Memorandum Pima Pineapple Cactus Survey*, by GRS Landscape Architects, June 2, 2008.
  - Occurrence of Pima Pineapple Cactus - Not Present
- *Task I-C-5.5 Riparian Preservation Technical Report*, by GRS Landscape Architects, July 29, 2008.
  - W.A.S.H. Ordinance Washes - Present
  - E.R.Z. Ordinance Washes - Present
  - Floodplain Ordinance Watercourses - Present
- *Task I-C-5.6 City of Tucson Native Plant Preservation*, by GRS Landscape Architects, July 14, 2008.
  - Native Plant Preservation Ordinance Zones - Present
- *Task I-C-6 Phase I Environmental Site Assessment*, by EcoPlan Associates, July 25, 2008.
  - HAZMAT Zones - Present